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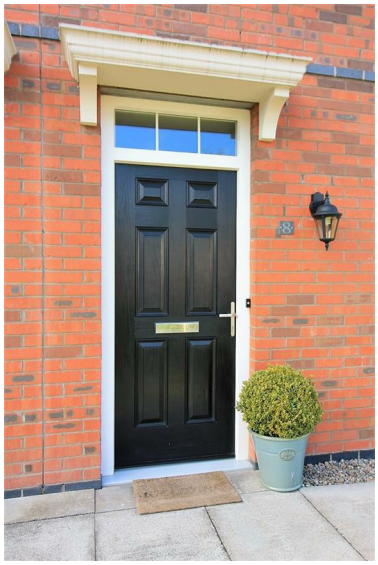
8 Fairview Farm Road, Ballyclare, BT39 9LB

- Semi Detached Villa
- Lounge; Focal Point Electric Fire
- Deluxe Bathroom With White Suite
- Utility Store; Furnished Cloakroom
- Gardens Front, Side and Rear
- Three Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Generous Sized Private Driveway
- Convenient Location; Immaculately Presented

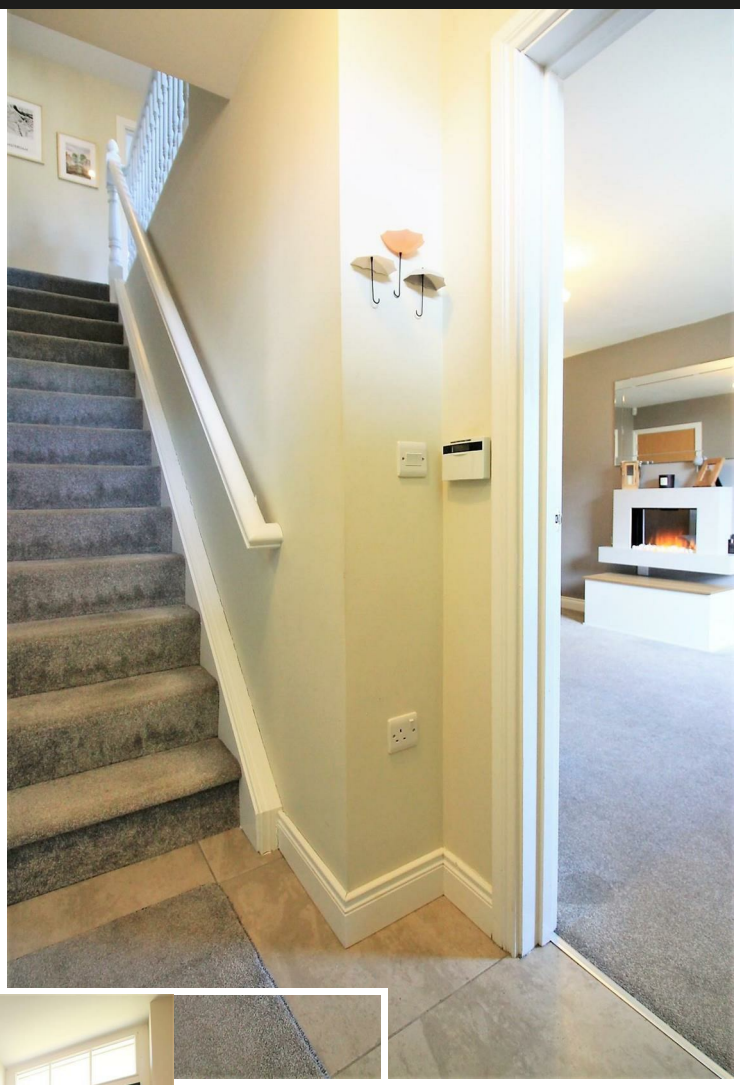
Offers Over £159,950

EPC Rating B





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite panelled front door with PVC double glazed fan light over. Tiled floor. Stairwell to first floor.

LOUNGE widest point

Focal point wall mounted electric fire. Access to under stairs store.







KITCHEN WITH INFORMAL DINING AREA 11'9" x 11'2"

Modern fitted kitchen with range of high and low level storage units and contracting wood grain effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated touch screen ceramic hob with stainless steel extractor hood over. Integrated oven, fridge freezer and washing machine. Splash back tiling to walls. Tiled floor. PVC double glazed door to rear garden.

UTILITY STORE

Work surface area, storage and tiled floor.

FURNISHED CLOAKROOM

Contemporary white two piece suite comprising wash hand basin and WC. Splash back tiling to sink. Tiled floor.

FIRST FLOOR

LANDING

Access to shelved store with gas fired central heating boiler. Access to roof space.

BEDROOM 1 widest points

Fitted wardrobes.

BEDROOM 2 11'5" x 7'6"

BEDROOM 3 7'9" x 7'7"

DELUXE BATHROOM

Contemporary white three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Glass shower screen over bath. Part tiling to walls. Tiled floor.

EXTERNAL

Front and side gardens finished in lawn, trees, shrubs and hedgerow.
Entrance canopy.
Generous sized private driveway area finished in tarmac.
Fully enclosed rear garden finished in lawn and paved patio area.
External lighting.
Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

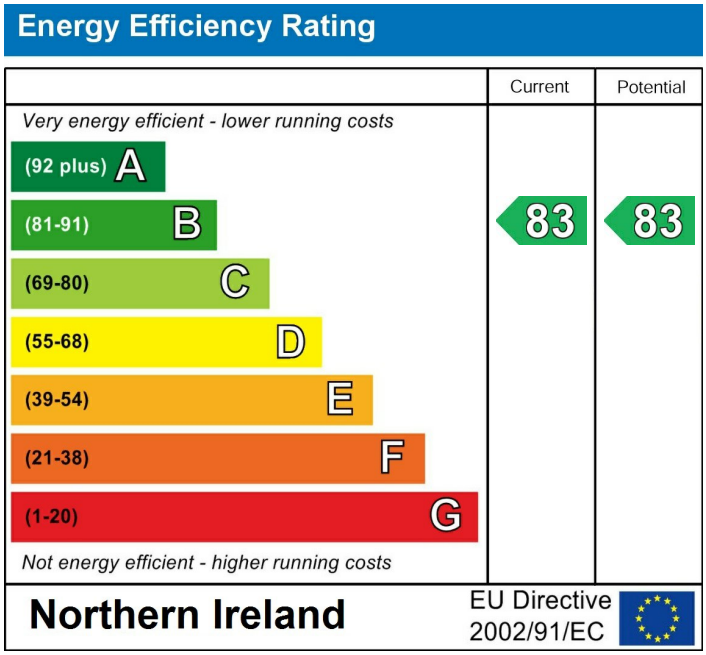
Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.







Immaculately presented, recently constructed, three bedroom semi detached villa with generous sized private driveway and fully enclosed rear garden, located within the well sought after Fairview Farm development, Doagh Road, Ballyclare. The property comprises entrance hall, lounge with focal point, wall mounted electric fire, kitchen with informal dining area, modern fitted kitchen with range of integrated appliances, utility store, furnished cloakroom, three well proportioned first floor bedrooms and deluxe bathroom with contemporary, white three piece suite. Externally the property enjoys generous sized private driveway area finished in tarmac, front and side gardens finished in lawn, trees, shrubs and hedgerow, and fully enclosed rear garden finished in lawn and paved patio area. Other attributes include gas fired central heating, PVC double glazing and convenient location. Ideal first time buy. Early viewing strongly recommended to avoid disappointment.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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